

CHANGING HOME



Hoole Lane | Chester | CH2 3EG

£215,000

A traditional TWO bedroom mid terraced property set within the heart of the highly desirable village of Hoole. Offered with NO ONWARD CHAIN the property in brief: Living room, kitchen/diner, bathroom, two double bedrooms and gated courtyard. Viewing highly recommended!

Property Description

LOCATION

The property is set in the heart of ever popular Hoole within a short walk of it's shops, bars and boutique restaurant's. Chester Chester Centre is a short drive away and well served by public transport. There are excellent primary schools very close by. Chester railway station is within walking distance. Access to the main road network is simple.

LIVING ROOM

11' 10" x 12' 0" (3.63m x 3.67m) Accessed via UPVC composite front door fireplace recess in chimney breast, radiator, laminate flooring and UPVC window.

KITCHEN/DINING ROOM

11' 11" x 9' 11" (3.64m x 3.03m) With rear double glazed window, radiator, stairs leading to first floor. Modern base and floor kitchen units, white ceramic 1 1/2 sink with mixer tap, partly tiled walls, electric oven with 4 ring induction hob on top, extractor hood, wall mounted Worcester combi boiler, space for washing machine & fridge/freezer.

BATHROOM

4' 9" x 9' 11" (1.47m x 3.03m) With walk in mains powered shower cubicle, wash hand basin, W/C, tiled walls, frosted UPVC window and heated towel rail.

BEDROOM ONE

11' 11" x 9' 11" (3.65m x 3.03m) With radiator and UPVC window.



BEDROOM TWO

11' 10" x 6' 10" (3.61m x 2.10m) With UPVC window, radiator, laminate flooring and loft access.

OUTSIDE

To the front is steps leading to the front door, to the rear is a private gated courtyard with two outbuildings ideal for storage and a rear gate leading to a rear alleyway. There is a children's play area across the road from the property.

PARKING

There is onstreet parking to the front of the property which are on a first come first served basis.

VIEWING ARRANGEMENTS

Viewings strictly via Changing Home Estate agents, to arrange a viewing call the office on 01244 345664 or email oliver@changing-home.co.uk





Tenure

Freehold

Council Tax Band

B

Viewing Arrangements

If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

Contact Details

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements